



# TENANT SELECTION PLAN

## Providence Joseph House

11215 5<sup>th</sup> Ave SW, Seattle WA 98146

Phone: 206-686-1234 TRS/TTY: 711

Providence Joseph House is comprised of 1-bedroom and 2-bedroom apartments. Due to the type of subsidy each apartment receives, eligibility varies. 1-bedroom apartments are subsidized through the HUD 202-PRAC program, and 2-bedroom apartments are subsidized through King County Housing Authority. All units are subject to Low Income Housing Tax Credit (LIHTC) eligibility requirements.

### ELIGIBILITY REQUIREMENTS

Households applying for residency must meet the following criteria in order to apply:

1-Bedroom Apartment	2-Bedroom Apartment
<ul style="list-style-type: none"> <li>The head of household, co-head, or spouse must be 62 years of age or older at the time of application.</li> <li>The household must meet the financial criteria for rental assistance as determined by the U.S. Department of Housing and Urban Development (HUD). Refer to the INCOME LIMITS section for additional information.</li> <li>The household must agree to pay rent as calculated by HUD's rules. The household's portion of rent is generally 30% of household income.</li> </ul>	<ul style="list-style-type: none"> <li>The head of household, co-head, or spouse must be 62 years of age <b>or</b> 18 years or older with a verifiable disability at the time of application.</li> <li>The household must meet the Low-Income Housing Tax Credit (LIHTC) and King County Housing Authority (KCHA) financial criteria for rental assistance. Refer to the INCOME LIMITS section for additional information.</li> <li>The household must agree to pay rent as calculated by King County Housing Authority. The household's portion of rent is generally 30% of household income.</li> </ul>
<p>Additional eligibility requirements for 1-Bedroom and 2-Bedroom Apartments include:</p>	
<ul style="list-style-type: none"> <li>The apartment must be the household's only residence.</li> <li>The household must disclose and provide verification of the Social Security Numbers of all household members. Refer to the SOCIAL SECURITY NUMBER section for additional information regarding certain exceptions to this requirement.</li> <li>All adults must sign a Consent for the Release of Information prior to receiving assistance and annually thereafter.</li> <li>Household members must provide consent to verify all information reported by the household.</li> <li>The household must be of an appropriate size for the available apartment(s). Refer to the OCCUPANCY STANDARDS section for additional information.</li> <li>There are no citizenship requirements for eligibility.</li> </ul>	

## INCOME LIMITS

Income Limits are established each year by HUD and the LIHTC program, and are published by HUD at <http://www.huduser.org/portal/index.html>. Applicants may call the property manager to inquire about current income limits.

<b>1-Bedroom Apartment</b>	<b>2-Bedroom Apartment</b>
Income eligibility for this program is determined as <u>Very Low</u> . Households must have annual income that does not exceed 50% of the Area Median.	Income eligibility for this program is determined by the Low Income Housing Tax Credit program. Households must have annual income that does not exceed 60% of the Area Median.

## OCCUPANCY STANDARDS

Management reserves the right to limit the number of individual family members residing within a single unit. Consideration is given to overcrowding and underutilization factors as well as compliance with federal, state and local laws. Generally, 1 or 2 persons will be the acceptable number in a 1 bedroom unit and a minimum of 2 persons and a maximum of 5 persons will be allowed in a two-bedroom unit, depending on household composition.

## SOCIAL SECURITY NUMBER REQUIREMENTS

Applicants are not required to have or disclose their Social Security Number (SSN) in order to be placed on the wait list. However, each member of the applicant household must disclose and provide verification of their Social Security Number (SSN) before the household may be housed, with a few exceptions as listed below. Households may retain their place on the wait list if all household members required to disclose a SSN cannot do so at the time an apartment is offered. In this case, the household will have 90 calendar days to disclose and provide verification of all SSNs. If all SSNs are disclosed and verified within 90 days, the household will be offered the next available unit. If all SSNs are not disclosed and verified within 90 calendar days of the date an apartment is offered, the application will be cancelled and the household will be removed from the wait list.

Household members who are not required to have or disclose a SSN include:

- Household members who do not claim to have eligible immigration status
- Household members who are 62 years of age and older who were already receiving federal housing assistance on January 31, 2010. Documentation verifying eligibility for this exception is required.

Household members who are not required to have a SSN at the time of move-in, but who must obtain, disclose, and provide verification of their SSN within 90 days of move-in include:

- Any child under the age of 6 who was added to the household within the 6-month period prior to the date the household was offered a unit

The documentation required to verify the SSN is a valid Social Security Number card issued by the Social Security Administration, an original document issued by a federal or state government agency with contains the name and SSN of the individual along with identifying information of the individual, or any of the following:

- Driver's license with SSN
- Bank statement
- Life Insurance policy
- ID card issued by a medical insurance provider, or by an employer or trade union
- Earnings statements or payroll stubs
- Form 1099
- Court records
- Benefit award letter or Retirement benefit letter

## **PREFERENCES FOR ADMISSION**

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Completed applications for households that appear to meet initial eligibility criteria are placed on the wait list in the order they are received, unless the applicant qualifies for an admissions preference. A preference prioritizes the applicant household above households without a preference. Preferences will be verified when the application reaches the top of the wait list and must be valid at the time of move-in. If a preference is no longer valid, or cannot be verified, the application will be placed back on the wait list in the order of the date received. Applicants are responsible for contacting the management office if their preference status changes. Applicants who are unsure whether they qualify for a preference should contact the management office.

An Income Specific Preference is available to Extremely Low Income applicants whose household annual gross income does not exceed the higher of either 1) 30% of the Area Median Income established by HUD, with adjustments for smaller and larger households, or 2) the poverty guidelines established by the Department of Health and Human Services based on family size. The Area Median Income is subject to change by HUD, and poverty guidelines are subject to change by the Department of Health and Human Services. Refer to the INCOME LIMITS section for further information.

## **ADMISSION OF NIGHT MANAGER TO PROJECT**

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If the Night Manager qualifies for residency in a subsidized apartment and would like to be placed on the wait list for a subsidized apartment they must complete an application and all required materials. The Night Manager may choose to vacate the Night Manager position when their application reaches the top of the wait list, or may continue in the Night Manager role without losing their position on the wait list as long as they continue to qualify as an applicant. If the Night Manager is an active applicant on the waitlist at the time they vacate the Night Manager role, they may be offered the next available apartment unless the contract was terminated for material breach.

## **WAIT LIST ORDER AND MAINTENANCE**

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The wait list is open at all times unless it exceeds a manageable number that would require management, at its discretion, to close the wait list.

Applicants must notify management if any of the following changes occur:

Address or phone number      Household Income      Qualifications for a preference  
Household composition

Applications will be removed from the wait list if:

- The household no longer meets the eligibility requirements for the property or the project
- The household fails to respond to a written notice requesting response in the timeframe indicated in the notice
- The household is offered and rejects two units on the property. See RIGHT OF REFUSAL section for further details
- Mail sent to the address listed on the application (or updated by notification) is returned as undeliverable
- Changes in household size put the applicant household outside of the minimum or maximum occupancy standards

Once each year, applicants who have been on the wait list for longer than 6 months will receive a letter asking the household to confirm its continued interest in remaining on the wait list for the property. Applicants must respond to the letter in the timeframe indicated in order to maintain their position on

the wait list. Applicants who do not respond in the timeframe indicated, or whose letter is returned as undeliverable, may be removed from the wait list.

**ELIGIBILITY OF STUDENTS**

Households comprised of full-time students, as defined by LIHTC rules, are not eligible for housing at Providence Joseph House with the following exceptions:

1. At least one individual is receiving assistance under Title IV of the Social Security Act (i.e. TANF);
2. At least one individual is enrolled in a job training program receiving assistance under the Workforce Investment Act or under other similar federal, state, or local laws;
3. The household consists of a single parent and his/her dependents, where neither the single parent nor their children are dependents of another individual (other than a parent of such children);
4. The household consists of persons who are married and eligible to file a joint tax return;
5. At least one individual was previously under the care of a state foster care program.

Documentation will be required to verify certain exceptions to an all-student household.

Additional eligibility criteria for students is dependent upon which apartment type the household is applying for and is based on requirements of the subsidy program for each unit type.

<b>1-Bedroom Apartment</b>	<b>2-Bedroom Apartment</b>
<p>If any member of the household is enrolled as a student at an institution of higher education, the student must meet <b>all</b> of the following criteria to be eligible. The student must:</p> <ul style="list-style-type: none"> <li>• Be of legal contract age under state law;</li> <li>• Have established a household separate from parents or legal guardians for at least one year prior to application for occupancy, or meet the U.S. Department of Education’s definition of an independent student;</li> <li>• Not be claimed as a dependent by parents or legal guardians pursuant to IRS regulations; and</li> <li>• Obtain a certification of the amount of financial assistance that will be provided by parents, signed by the individual providing the support. This certification is required even if no assistance will be provided.</li> </ul>	<p>Households must meet any eligibility requirements of King County Housing Authority as outlined in KCHA’s paperwork, provided during the certification process.</p>

**PROCEDURES FOR ACCEPTING APPLICATIONS AND SELECTING FROM THE WAIT LIST**

The application process has two phases: the first phase requires completion of the *Application For Housing Wait List* and required attachments. The second phase requires completion of the *Application for Housing* and required attachments and forms. The second phase is completed when the applicant is nearing the top of the wait list. If the wait list is estimated to be less than 6 months wait, the two phases may be combined.

### **Phase One**

The *Application For Housing Wait List* package includes the following forms which must be submitted to the management office to be considered for placement on the wait list. Incomplete, inaccurate or illegible forms will be returned to the applicant and must be resubmitted for consideration.

- *Application For Housing Wait List* – this must be completed then signed by all adult household members.
- *Race and Ethnicity Data Reporting Form* – Completion of the race and ethnic data is optional, but each household member must sign their own copy of this form and return it to the office.
- *Optional Contact Information Form* – Completion of the contact information is optional, but the household must sign and return a copy of the form to the office.
- *Tenant Selection Plan* – Applicants should review this Tenant Selection Plan and retain it for their records. It does not need to be returned to the office.

Applicants indicating on the application form that they require an apartment which is accessible to persons with a mobility, hearing, or visual disability, or requesting any other reasonable accommodation for a disability, will be contacted for additional information and/or clarification, and will be asked to sign verification documents per the Reasonable Accommodation Policy. This information will be put on the wait list in order to offer the applicant an apartment that meets their needs.

If the information provided on the *Application for Housing Wait List* form indicates that the applicant meets the Eligibility Criteria, then the first phase of the application is complete and the applicant will be placed on the wait list in chronological order by when the management office received the completed application materials. Applicants will be notified that they have been added to the wait list.

### **Phase Two**

When the applicant is nearing the top of the wait list, an *Application For Housing*, requesting additional information, will be mailed to the applicant and a meeting will be scheduled at which time the applicant will complete remaining application and certification forms. This includes verification forms for all income, assets and medical expenses, reference forms for former landlords, personal or professional references, and release of information forms. Photo ID and a verification of a social security number must be provided, and will be used to conduct a background check. Please refer to the TENANT SCREENING CRITERIA section for further details.

### **UNIT OFFER**

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Applicants will be contacted by mail when a unit is available, and must respond within 7 days to either accept or reject the unit. Refer to the RIGHT OF REFUSAL section for further information.

It is important that applicants inform the office of any changes to mailing address or phone number so management can reach the applicant when their application nears the top of the wait list. Failure to respond to the unit offer may result in the application being cancelled.

### **TENANT SCREENING CRITERIA**

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#### **Application Criteria**

- Applicants must meet all criteria listed in the ELIGIBILITY REQUIREMENTS section of this document.
- Applicants must provide all required documentation and information, sign all required documents, and update management with any changes to contact information within requested timelines.
- Applicants must not submit false or incomplete information in the application process.

### **Rental and Credit History Criteria**

- Applicants must demonstrate history of paying rent in full and on time. If the applicant(s) has no rental history, a credit check must show no excessive unpaid amounts for utilities and/or other bills.
- References from landlords from the past three years must be clear of any disinclination to rent to applicants again due to failure to pay rent or other charges, damage to the premises, or disturbances to the peaceful enjoyment of the premises.
- Applicants must have no history of unlawful detainers or eviction proceedings for non-payment or other lease violations against any household member within the three years prior to being offered an apartment. In the event that eviction proceedings were due to lease violations caused by a previous household member who will not be part of the applicant household, the applicant household must provide an explanation of the circumstances along with supporting documentation for review by management.

### **Public Records Screening**

**Notice:** Under Seattle's Fair Chance Housing Ordinance SMC 14.09, landlords are prohibited from requiring disclosure, asking about, rejecting an applicant, or taking an adverse action based on any arrest record, conviction record, or criminal history, except for registry information (SMC 14.09.025(A)(3)) or exclusions and other legal requirements in SMC 14.09-115

Public records screening criteria are designed to help ensure the safety and protection of people and property.

- An application may be denied if applicant or any household member demonstrates abusive or violent behavior that may pose a direct threat to the health, safety, or welfare of residents, the public, or staff

The U.S. Department of Housing and Urban Development prohibits the following persons from receiving federally subsidized housing:

- Any household containing a member(s) who was evicted in the last three years from federally assisted housing for drug-related criminal activity. Two exceptions may be considered: 1) The evicted household member has successfully completed an approved, supervised drug rehabilitation program; or 2) The circumstances leading to the eviction no longer exist (e.g. the household member no longer resides with the applicant household).
- A household in which any member is currently engaged in illegal use of drugs or federally controlled substances or for which there is reasonable cause to believe that a household member's illegal use or pattern of use of illegal drugs or federally controlled substances may interfere with the health, safety, and right to peaceful enjoyment of the property by residents, staff or guests (CFR 5.854)
- Any applicant or household member who is subject to lifetime registration requirements under any State sex offender registration program; or (CFR 5.856)
- Any household member if there is reasonable cause to believe that a member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other residents. (CFR 5.857)

### **VICTIMS OF DOMESTIC VIOLENCE**

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An applicant's or a tenant's status as a victim of domestic violence, dating violence, or stalking is not a basis for denial of rental assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are

available equally to all individuals regardless of sex, gender identity, or sexual orientation. The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that HUD 202 PRAC, 202/8 and Low Income Housing Tax Credit programs are in compliance with VAWA. Prior to move-in, tenants will receive HUD form 5380 Notice of Occupancy Rights under the Violence Against Women act, and HUD form 5382 Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking, and Alternate Documentation. In accordance with HUD regulations, Providence House also maintains HUD form 5381 Emergency Transfer Plan and HUD form 5383 Emergency Transfer Request. Tenants who are victims of domestic violence, dating violence, sexual assault or stalking may request an emergency transfer per the Emergency Transfer Plan requirements, using the Emergency Transfer Request form.

## **REJECTION OF INELIGIBLE APPLICANTS**

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Applicants who do not meet the screening criteria will be notified in writing why they will not be accepted as tenants. They will be given an opportunity to meet with the Housing Director to discuss any questions they have regarding the screening criteria or to appeal the decision by presenting additional information relevant to the screening process.

If a unit was offered to the applicant prior to the denial of application, the unit will be offered to the next person on the wait list. However, if the applicant presents additional information that mitigates the reason for rejection, the household may be re-instated on the wait list at the position they held when the rejection was made.

## **RIGHT OF REFUSAL**

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An applicant may turn down the offer of a unit for which they are eligible one time and retain their position on the wait list. If an applicant turns down a unit for which they are eligible a second time, the application will be cancelled and the applicant will be removed from the wait list. The applicant may reapply.

There is one exception to this policy. An applicant who requires a unit designed for mobility access, or a unit with auditory/visual accessibility features may be offered apartments without those features, and may turn down those apartments without losing their place on the wait list. When offered an accessible unit that meets the applicant's stated requirements, the applicant may turn down the offer of the first accessible unit and retain their position on the wait list, but if they turn down a second accessible unit, the application will be cancelled and the applicant will be removed from the wait list. The applicant may reapply.

## **UNIT TRANSFER POLICY**

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Transfers between apartments with the same number of bedrooms are facilitated as a reasonable accommodation based upon the verified need for the features of the unit. Transfers take priority over new applicants.

For accessible units, when there is neither a qualified applicant nor current tenant with disabilities requiring the accessibility features of the unit, the management may offer the unit to another household providing that the household enter into an agreement that the tenant will transfer to a non-accessible unit within the same project when one becomes available.

Transfers from a 2-bedroom to a 1-bedroom apartment are required if the household no longer meets the minimum of two (2) household members required for a 2-bedroom apartment, and if the household

meets eligibility and qualification requirements for the 1-bedroom units per the HUD 202 PRAC program.

Transfers from a 1-bedroom to a 2-bedroom apartment will be considered after the first full year of residency, and only if household composition changes (increases). The household must meet eligibility and qualification requirements for the 2-bedroom apartment per King County Housing Authority and the Low Income Housing Tax Credit program.

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### **ENTERPRISE INCOME VERIFICATION (EIV) SYSTEM**

**Providence Joseph House** uses EIV which is an internet-based data system containing employment and income information on individuals participating in HUD's rental assistance programs. This information comes from the Social Security Administration, the Department of Health and Human Services, and the National Directory of New Hires. This information is used in order to verify social security numbers and correct reporting of income for all household members. EIV is also used to determine if applicants are currently receiving HUD rental assistance at another property.

During the application process, all adult household members are required to sign form *HUD-9887, Notice and Consent for the Release of Information*, and form *HUD-9887A, Applicant/Tenant Consent to the Release of Information*. All adult tenants are required to sign these forms annually. These forms give consent for HUD and property management to obtain information, verify information, and determine eligibility for HUD rental assistance. Failure to sign the consent forms may result in the denial of assistance or termination of assisted housing benefits.

As part of the applicant screening process, management will run an EIV Existing Tenant Search for all household members. This report checks to see whether any household member is currently living in another Public & Indian Housing or Multifamily site. If that is the case, management will coordinate move-out and move-in dates with the current property to avoid a double subsidy request to HUD.

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### **REASONABLE ACCOMMODATION**

Applicants with disabilities retain the right to request reasonable accommodations in rules, policies, practices, or services including those pertaining to the application process, and retain the right to request reasonable modifications to their apartment or common areas if such accommodations or modifications are necessary to afford the applicant equal opportunity to enjoy the premises. Requests for reasonable accommodation should be made to management, and the applicant will be asked to provide information to help verify disability and/or the need for the requested accommodation/verification. A written response will be sent to the applicant within 14 days of the request.

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### **LIVE-IN AIDES/ATTENDANTS**

Live-In Aides/Attendants must complete a *Live-In Aide Application* and all required forms and attachments, and be approved by management prior to occupancy. Live-In Aides/Attendants must pass all screening criteria except the criterion to pay rent on time, as they are not responsible for rental payments. Live-In Aides/Attendants will be required to provide identification and proof of SSN in order to conduct the screening.

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### **MARKETING**

The property is marketed via newspaper ads, the Providence website, and flyers placed in the surrounding community and sent to community organizations in accordance with the approved HUD



Affirmative Fair Housing Marketing Plan. Advertising targets individuals whose annual income is at the extremely low income level for the area. Management maintains contact with community groups and organizations that work with persons who are least likely to apply.

## **FAIR HOUSING AND EQUAL OPPORTUNITY**

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The owners and management of **Providence Joseph House** comply with all federal, state, and local housing and civil rights laws. Federal law prohibits discrimination based on race, color, creed, religion, sex, national origin, age, or handicap. Administrative procedures further prohibit discrimination based on certain class memberships.

Management promotes and provides equal housing choice for all prospective and current tenants regardless of race, color, religion, creed, national origin, gender, gender identity, sexual orientation, handicap, familial or marital status, or membership in any class of persons.

All of the above requirements apply to the acceptance and processing of applications, selection of tenants from among eligible applicants on the waiting list, assignment of units, and the certification and recertification of eligibility for housing assistance.

## **SECTION 504 AND GRIEVANCE PROCEDURE FOR DISABILITY DISCRIMINATION**

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**Providence Joseph House**, does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in its federally assisted programs and activities.

According to Section 504 of the Rehabilitation Act of 1973, “no otherwise qualified individual with disabilities in the United States shall, solely by reason of his or her disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance...”

If at any point during the application process an applicant feels they have experienced discrimination based on disability, they may file a grievance. The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development’s regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988). Please contact her in writing\* to file your grievance. She will respond in writing within 10 days from the date of the grievance.

Leslie Leber, Compliance & Quality Director  
Providence Supportive Housing  
800 Fifth Avenue Suite 1200  
Seattle WA 98104

If you would like an additional review of your grievance and the response from the Section 504 Coordinator, please contact the Director of Supportive Housing in writing\* at the address listed above.

At any time during this process you have the right to file a Fair Housing Complaint with the Fair Housing and Equal Opportunity office of HUD at 888-877-0246.

## **GRIEVANCE PROCEDURE**

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If the applicant wishes to grieve the decision denying tenancy, they must contact management within fourteen (14) days from the date of the denial letter to request a meeting to discuss the reasons for the denial and/or to present additional information. The Housing Director will consider all new information

and within five (5) business days of the meeting, will send written notification of their decision to approve the application or retain the denial

If the applicant would like an additional review of all file information, they should write\* to:

Director of Housing

Providence Supportive Housing

800 5<sup>th</sup> Avenue Suite 1200

Seattle WA 98104

*\*Persons with a disability may request a reasonable accommodation in order to meet this requirement.*